

ORDINANCE NO. 2707 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 5771 WEST EUGIE AVENUE FROM R-4 (MULTIPLE RESIDENCE) TO C-O (COMMERCIAL OFFICE); AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning and Zoning Commission held a public hearing on October 1, 2009 in zoning case ZON09-02 in the manner prescribed by law for the purpose of rezoning property located at 5771 West Eugie Avenue from R-4 (Multiple Residence) to C-O (Commercial Office);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on September 10, 2009; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as aforesaid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

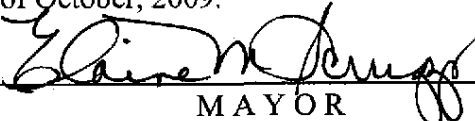
SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 5771 West Eugie Avenue and more accurately described in Exhibit A to this ordinance, is hereby conditionally rezoned from R-4 (Multiple Residence) to C-O (Commercial Office).

SECTION 2. That the rezoning herein provided for be conditioned and subject to the development being in substantial conformance with the project narrative, date stamped June 15, 2009.

SECTION 3. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

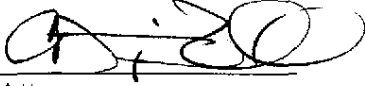
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 27th day of October, 2009.


MAYOR

ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:

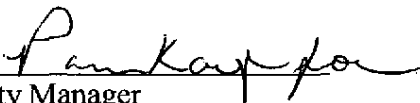

City Manager

EXHIBIT "A"

Situate in Maricopa County, Arizona:

A parcel of land situated within the Northwest quarter of Section Seventeen (17), Township Three (3) North, Range Two (2) East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 17, said point being the centerline intersection of Thunderbird Road and 59th Avenue, thence South 00 degrees 04 minutes 10 seconds West, along the West line of the Northwest quarter of said Section 17, said line being the centerline of 59th Avenue, a distance of 680.00 feet, thence South 87 degrees 11 minutes 03 seconds East along the centerline of Eugie Avenue, a distance of 625.55 feet, thence South 02 degrees 48 minutes 57 seconds West, a distance of 30.00 feet to a point on the Southerly right-of-way line of Eugie Avenue, said point being the True Point of Beginning, thence South 87 degrees 11 minutes 03 seconds East, along said right-of-way line, a distance of 99.17 feet to a point of non-tangency on a curve concave Southwesterly and having a radius of 29.50 feet, a radial line from said point bears South 46 degrees 01 minutes 45 seconds West, thence Southeasterly along the arc of said curve, to the right, through a central angle of 34 degrees 57 minutes 23 seconds and an arc length of 18.00 feet, thence South 09 degrees 00 minutes 52 seconds East, a distance of 43.84 feet, thence South 00 degrees 00 minutes 24 seconds East, a distance of 130.72 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 19.50 feet, thence Southwesterly along the arc of said curve to the right, through a central angle of 52 degrees 10 minutes 09 seconds and an arc length of 17.76 feet to a point of compound curvature with a curve concave Southeasterly and having a radius of 55.50 feet, thence Southwesterly along the arc of said curve to the left, through a central angle of 26 degrees 54 minutes 46 seconds, and an arc length of 26.07 feet to a point of compound curvature with a curve concave Northwesterly and having a radius of 19.50 feet, thence Southwesterly along the arc of said curve to the right, through a central angle of 64 degrees 44 minutes 38 seconds, and an arc length of 22.03 feet, thence South 89 degrees 59 minutes 36 seconds West, a distance of 57.47 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 30.00 feet, thence Northwesterly along the arc of said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, thence North 00 degrees 00 minutes 24 seconds West, a distance of 25.77 feet to a point on the East line of that certain parcel of land described in instrument recorded at Recorders No. 85-620267, thence continuing North 00 degrees 00 minutes 24 seconds West, along said line, a distance of 171.47 feet, thence north 46 degrees 24 minutes 18 seconds East, a distance of 20.68 feet to the True Point of Beginning.

EXCEPT that part, if any, lying within the property described in Deed to City of Glendale recorded at Recorders No. 86-018588, records of Maricopa County, Arizona;

TOGETHER WITH those certain easements for roadway, lateral utility and parking as more particularly described in instrument recorded as Document No. 86-364267.